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TRANSFER
TAX
PAID

WARRANTY DEED

Joint Tenancy

005576

Know All Men By These Presents

That **S. Peter Spalding and Hildegard S. Spalding** of Raymond in the County of Cumberland and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Dennis L. Klipp and Sharon L. Klipp of 52 Case Street, North Canton, Connecticut 06059, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **Dennis L. Klipp and Sharon L. Klipp** as joint tenants and not as tenants in common, their heirs and assigns forever;

A certain lot or parcel of land with the buildings thereon situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin found on the northerly sideline of Cherry Hill Terrace at the southwesterly corner of land now or formerly of S. Peter and Hildegard S. Spalding (Lot #74 Cherry Hill Development) as recorded in the Kennebec County Registry of Deeds Book 1076 Page 98 and the southeasterly corner of land now or formerly of Mary T. Boucher as recorded in said Registry Book 2173 Page 131. Thence by the following courses and distances:

1) N 42° 37' 20" W along land of said Boucher a distance of One Hundred Thirty-four and 71/100ths (134.71) feet to an iron pin found and land now or formerly of Earle M. Davis as recorded in said Registry, Book 1153 Page 391, and Book 1625 Page 27.

2) N 52° 07' 35" E along land of said Davis a distance of Ninety-four and 91/100ths (94.91) feet to an iron pin found.

3) N 52° 09' 15" E along land of said Davis a distance of Ten and 76/100ths (10.76) feet to an iron pin set and remaining land of Hildegard S. Spalding as recorded in said Registry, Book 1416 Page 553.

4) S 45° 38' 25" E along the remaining land of said Hildegard S. Spalding a distance of One Hundred Seventy-nine and 50/100ths (179.50) feet to an iron pin set and the northerly sideline of Cherry Hill Terrace.

5) S 78° 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of Twelve and 88/100ths (12.88) feet to a point.

6) S 71° 35' 40" W along the northerly sideline of Cherry Hill Terrace a distance of One Hundred Thirteen and 74/100ths (113.74) feet to the point of beginning.

The above described parcel containing 17,041 square feet is the same property conveyed to S. Peter and Hildegard S. Spalding as recorded in said Registry, Book 1076 Page 98, together with a portion of the property conveyed to Hildegard S. Spalding (Lot 75, Cherry Hill Development) as recorded in said Registry, Book 1416 Page 553. Bearings are referenced to magnetic 1988. Reference is made to a Plan of Property owned by S. Peter and Hildegard S. Spalding by K & K Land Surveyors, Inc. dated

November, 1988. All iron pins set are 1/2" rebar, capped RLS #1318.

This property and conveyance is subject to certain covenants, conditions and restrictions as contained in said source deed, except that restriction FOURTH has been corrected/modified by Affidavit recorded in Kennebec County Registry of Deeds Book 1459 Page 729 and Book 1462 Page 868

The northerly section of the easterly 12'± (1416.553) of said premises is subject, however, to an easement in favor of the land adjacent easterly for a sewer line benefiting said adjacent property running from the public sewer lying just northerly of the adjoining property of the grantees herein, which easement area, however, is to be maintained in its present state.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Dennis L. Klipp and Sharon L. Klipp as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said S. Peter Spalding and Hildegard S. Spalding have hereunto set our hands and seals this 21st day of March, 1989.

Signed, Sealed and Delivered
in the presence of

X [Signature]

X [Signature]

X S. Peter Spalding
S. Peter Spalding

X Hildegard S. Spalding
Hildegard S. Spalding

STATE OF MAINE
KENNEBEC SS.
C. H. H. H. H.

DATE: March 21, 1989

SEAL

Personally appeared the above named S. Peter Spalding and Hildegard S. Spalding and acknowledged the above instrument to be their free act and deed.

Before me,

X [Signature]
Notary Public
BRUCE J. SAMUELSON

RECEIVED KENNEBEC SS.

1989 MAR 22 PM 3:14

ATTEST: [Signature]
REGISTER OF DEEDS